

General Plan Program Citizens' Advisory Committee

Minutes of Meeting #8 – October 27, 2003

The Citizens Advisory Committee (CAC) for the General Plan program held its eighth meeting on Monday, October 27, 2003 at 6:00 p.m. in the 5th floor conference room of Riverside City Hall. Attendees were as follows:

CAC Members

Chair David Leonard
Kenneth Sutter
Manuel Carrasco
Stan Brown
George Flower
Morgan Keith
Judy Teunissen
Barry Johnson
Kimberly Davidson-Morgan
Tom Pevehouse
Mike Fine
Matt Webb
David McNiel
Randy Akes representing Magnolia/Market
Bill Galloway representing Magnolia/Market

Other interested parties in attendance included:

Franklin Crowder
Mary Humboldt
Bill Wilkman
Kimberly wilder
David Wilder

City Staff

Ken Gutierrez, Planning Director
Diane Jenkins, AICP, Senior Planner
Robert Laag, Planning Intern

Consultant Team

John Cook, Cotton/Bridges/Associates
Brian Boecking, Cotton/Bridges/Associates
Gary Hamrick, Meyer, Mohaddes Associates
Janet Harvey, Meyer, Mohaddes Associates

Chair Leonard called the meeting to order at 6:00 p.m. In his introductory remarks, he noted that Item V (Consideration of Site 29) would be dropped from the agenda. He stated

that this site was found to be Caltrans property. He also stated that there would be an expanded discussion under Item III (Revisit Land Use Recommendations).

Review and Approval of Minutes: September 29, 2003 and October 6, 2003

No changes to either set of minutes were requested. Approval of both sets of minutes was moved, seconded, and adopted unanimously.

Revisit Land Use Recommendations for Sites in Airport Safety Zones

John Cook and Diane Jenkins presented the group with a map indicated various protective zones surrounding Riverside Municipal Airport. Following the October 6 meeting, staff and consultants learned that portions of Sites 17 and 19 were in zones where residential higher intensity commercial are prohibited or discouraged.

SITE 17: SEARS CENTER/HARDMAN CENTER

Current Land Use: Commercial, large parking lot

Current General Plan Designation: Commercial/Business

CAC Recommendation, 10/6/03: Mixed Use – commercial/residential

10/27 Discussion: Cook and Jenkins reported that the great majority of this site is in a zone where aircraft landing at Riverside Municipal are in descent and where residential uses or high intensity commercial uses are prohibited. After further discussion, Chair Leonard stated that the consensus of the group appeared to be to recommend a lower density mixed office park/commercial development of the site, consistent with airport land use requirements.

Site 19, MAGNOLIA AND ARLINGTON (southern portion, South of Arlington)

Current Land Use: Offices, incidental residential

Current General Plan: Office Low Rise

CAC Recommendation, 10/6/03: Do not change this area to mixed use

10/27 Discussion: Cook and Jenkins stated that this area was in a somewhat less restrictive zone relative to the airport. There appeared to be no need to revisit the recommendation, however, because the CAC had decided not to adopt a mixed-use designation for this site, therefore not introducing a residential element.

Chair Leonard and Director Gutierrez stated that members of the Magnolia/Market subcommittee were present; that group had reviewed the CAC's recommendations and wished to ask for CAC reconsideration in certain instances.

SITE 19: MAGNOLIA/ARLINGTON

(The CAC had divided this area into two segments: 1) North of Arlington and 2) South of Arlington).

CAC Recommendation:

North of Arlington: Low rise office with incentives for medical uses

South of Arlington: No change from existing general plan (Low rise office)

Magnolia/Market Request: Consider mixed uses in both areas

Following discussion, the CAC voted as follows:

North of Arlington: Retain low rise office with incentives for medical uses

South of Arlington: Allow for residential/office mixed use except in portions of the area within special airport safety zones.

Site 20: MAGNOLIA NORTH

CAC Recommendations, 10/6/2003

- Area 1: Retain commercial only uses – no mixed use
- Area 2: Mixed use, residential/commercial, 3-4 stories
- Area 3: Retain commercial and office uses – no mixed use
- Area 4: Mixed use, residential/office, lower intensity, 1-2 stories
- Area 5: Extend boundary to Riverside Avenue; lower intensity mixed use (residential and office; 1-2 stories)

Magnolia/Market Request:

Consider mixed uses on Area 3

Discussion

Members of the Magnolia/Market Subcommittee urged the CAC to reconsider its recommendation for Area 3 of Site 20 and allow mixed residential and commercial uses.

Following debate, a majority of CAC members present voted to change its recommendation:

CAC Recommendation 10/29/2003

Site 20, Area 3: Allow residential/commercial mixed use in this area.

SITE 16: MAGNOLIA AVENUE RESIDENTIAL #2

CAC Recommendations, 10/6/2003

- Area 1: Strip of SF east of Ramona HS: allow for higher density residential**
- Area 2: Remainder of Site: Allow 20 du/acre as baseline; higher with density bonuses**

Magnolia/Market Subcommittee Request:

Allow for densities higher than 20 du/acre

Before the CAC revisited this site, Director Gutierrez explained the concept of a Magnolia/Market Specific Plan that would build from current work on

Review Examples of Higher Density Residential/Mixed Use Projects